

**220 Acacia Drive SE
Airdrie, Alberta**

MLS # A2193432



\$439,900

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	945 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Upright freezer in basement, 2 sheds in back yard

Amazing opportunity to purchase this well-maintained bi-level home with 4 bedrooms and 2 full baths situated just steps away from Muriel Clayton Middle School. Bright and open living/dining room with newer laminate floors. Kitchen with newer stainless steel fridge and stove, double sinks, newer pot lights and open shelves/pantry area. 3 bedrooms + a 4 piece bathroom complete the main level. The back door leads to the deck with stairs down to a large cement patio. Downstairs is a spacious recreation room, a 3 piece bathroom and large 4th bedroom with huge closet and storage cubby. There's a large dedicated storage room with built in shelves and workbench and a utility room with a 2017 hot water tank and 2023 furnace. Newer roof, eavestroughs & front door. The fenced back yard offers a grassy area + a parking area for 4 vehicles. Wonderful location - across from middle school playground, with Nose Creek Park, shopping mall + library near by. Short commute to many stores, restaurants and other amenities.